

United States Bankruptcy Court
Eastern District of Virginia
Alexandria Division
200 South Washington Street
Alexandria, VA 22314

Case Number 23-10566-KHK
Chapter 7

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Eagle Properties and Investments LLC
445 Windover Ave North West
Vienna, VA 22180

Last four digits of Social-Security or Individual Taxpayer-Identification (ITIN) No(s)., (if any):

Debtor: NA

Employer Tax-Identification (EIN) No(s). (if any):

Debtor: 81-1634545

**NOTICE OF NEED TO FILE PROOF OF CLAIM
DUE TO RECOVERY OF ASSETS**

NOTICE IS GIVEN THAT:

The initial notice in this case instructed creditors that it was not necessary to file a proof of claim. Since that notice was sent, assets have been recovered by the trustee.

Creditors who wish to share in any distribution of funds must file a proof of claim with the clerk of the bankruptcy court at the address below on or before:

Date: July 12, 2024

Creditors who do not file a proof of claim on or before this date might not share in any distribution from the debtor's estate.

A proof of claim form may be obtained at www.uscourts.gov or any bankruptcy clerk's office. It may be filed by regular mail. To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system (www.pacer.uscourts.gov) to view your filed proof of claim.

Effective November 1, 2022, the Court's Electronic Proof of Claim (ePOC) application may be used by a claimant or claimant's agent to file a Proof of Claim electronically via the Court's internet web home page, www.vaeb.uscourts.gov. No ECF registrant login or password is required to file a proof of claim in this manner.

There is no fee for filing the proof of claim

Any creditor who already has filed a proof of claim need not file another proof of claim.

DATED: April 11, 2024

Address of the Bankruptcy Court
200 South Washington Street
Alexandria, VA 22314

For the Court,

William C. Redden, Clerk
United States Bankruptcy Court

In re:
Eagle Properties and Investments LLC
Debtor

Case No. 23-10566-KHK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9

User: TaiGlennB

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Date Rcvd: Apr 11, 2024

Form ID: 2040

Total Noticed: 80

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 13, 2024:

Recip ID	Recipient Name and Address
db	+ Eagle Properties and Investments LLC, 445 Windover Ave North West, Vienna, VA 22180-4232
aty	+ Eric S. Schuster, Funk & Bolton, P.A., 100 Light Street, Suite 1400, Baltimore, MD 21202-1188
cr	+ Aero Mortgage Loan Trust 2019- 1, 8100 Three Chopt Rd., Suite 240, Richmond, VA 23229-4833
desig	+ Amit Jain, 445 Windover Ave North West, Vienna, VA 22180-4232
cr	+ Bank of Clarke County, c/o Hannah W. Hutman, Esq., Hoover Penrod, PLC, 342 S. Main Street, Harrisonburg, VA 22801-3628
cr	+ Fulton Bank, N.A., c/o David S. Musgrave, Esquire, Gordon Feinblatt LLC, 1001 Fleet Street, Suite 700, Baltimore, MD 21202 UNITED STATES 21202-4363
cr	+ Gitsit Solutions, LLC, c/o Prober & Raphael, A Law Corporation, 20750 Ventura Boulevard, Suite 100, Woodland Hills, CA 91364-6207
prf	+ N D Greene PC, N D Greene PC, 3977 Chain Bridge Rd, Suite 1, Fairfax, VA 22030-3308
cr	+ Orrstown Bank, c/o Stephen Nichols, Esq., Offit Kurman PA, 7501 Wisconsin Ave. Suite 1000W, Bethesda, MD 20814-6604
intp	+ SC&H Group, c/o Miles & Stockbridge P.C., 1201 Pennsylvania Ave., NW, Ste. 900, Washington, DC 20004-2464
cr	+ Shore United Bank, 200 West Gate Circle, Suite 200, Annapolis, MD 21401-3377
RE	+ Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 6629 Old Dominion Dr, McLean, VA 22101-4516
cr	+ Trinity Universal Insurance Company, c/o Man Global Private Mkts. (USA), Inc., 1345 Avenue of the Americas 21st Floor, New York, NY 10105, UNITED STATES 10105-0199
cr	Vienna Oaks Office Center Condominium, c/o Rees Broome, PC, Suite 700, Tysons Corner, VA 22182
cr	+ Virginia Partners Bank, 410 William St., Fredericksburg, VA 22401-5834
16114180	+ Asset Based Lending, PO BOX 27370, Anaheim, CA 92809-0112
16114181	+ Atlantic Union Bank, 8221 Old Courthouse Rd Ste 100,, Tysons, VA 22182-3839
16114182	+ Bala Jain, Christopher L. Rogan, Esq., 50 Catoclin Circle, NE, Suite 300, Leesburg, VA 20176-3101
16114185	+ Bala Jain LLC, 6007 Marilyn Drive, Alexandria, VA 2231- 22310-1516
16114184	+ Bala Jain LLC, 6007 Marilyn Drive, Alexandria, VA 22310-1516
16114188	+ Bank Of Clarke, 110 Crock Wells Mill Drive, Winchester, VA 22603-3943
16114189	+ Bank Of Clarke County, 2 East Main Street, Berryville, VA 22611-1338
16160710	+ Bank of Clarke, c/o Hannah W. Hutman, Esq., Hoover Penrod, PLC, 342 S. Main Street, Harrisonburg, VA 22801-3628
16114190	+ Betsy Dalton, 1003 Lynn St SW, Vienna, VA 22180-6428
16114191	#+ Candice Goodman, 15474 Roxbury Rd, Glenwood, MD 21738-9306
16114193	Community Bank Of Chesapeake, 202 Centennial St., La Plata, MD 20646
16158701	+ Community Bank of the Chesapeake, Atten: Jared Krahler, 3035 Leonardtown Road, Waldorf, MD 20601-3112, ,
16114194	County of Fairfax, Department of Tax Administration, Revenu, Suite 223, Fairfax, VA 22035
16114200	+ DTMA, 670 Clearwater RD, Hershey, PA 17033-2453
16114196	Dauphin County Office of Tax Claim Bureau, Dauphin County Administration Building,, PO Box No 1295, Harrisburg, PA 17108
16225267	+ Dauphin County Tax Claim Bureau, P. O. Box 1295, Harrisburg, PA 17108-1295
16114197	+ Department of Finance Howard county, Property Tax Division, 3430, Court House, Ellicott City, MD 21043-4300
16114198	+ Devon England, 213 N Port St, Baltimore , MD 21224-1027
16135740	+ Fulton Bank, N.A., c/o David S. Musgrave, Esquire, Gordon Feinblatt LLC, 1001 Fleet Street, Suite 700, Baltimore, Maryland 21202-4363
16307385	+ Gitsit Solutions, LLC, 333 South Anita Drive, Suite 400, Orange, CA 92868-3314
16114202	+ Gus Goldsmith, Justin P. Fasano, 6411 Ivy Lane, Suite 200, Greenbelt, MD 20770-1405
16114203	+ Gus Goldsmith, 18205 Biscayne Blvd, Suite 2226, Aventura, FL 33160-2149
16114205	#+ Joshua Fowlers, 580 W Areba Ave, Hershey , PA 17033-1605
16390632	+ LINKBANK, 1250 Camphill Bypass, Suite 202, Camp Hill, PA 17011-3718
16114206	+ Lincoln Financing, 9030 Stony Point Pkwy, Richmond, VA 23235-1957
16114207	Lincoln Automotive Financial Services, PO Box 2400, Edmonton, Alberta, T5J 5C7,
16114208	+ Main Street Bank, 10089 Fairfax Blvd., Fairfax, VA 22030-1742

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16144861 + MainStreet Bank, c/o Eric S. Schuster, Esq., 100 Light Street, Suite 1400, Baltimore, Maryland 21202-1188
16114210 + Monika Jain, 445 Windover Ave North West, Vienna, VA 22180-4232
16114211 + Monika Jain, 445 Windover Drive, Vienna, VA 22180-4232
16202239 + NP Master Trust I (Cayman) LLC, c/o Andrea C. Davison, 2311 Wilson Blvd Suite 500, Arlington VA 22201-5422
16114212 + Orrstown Bank, Offit/Kuman PA, 7501 Wisconsin Ave #1000W, Bethesda, MD 20814-6604
16114215 + Stafford County, Laura M Rudy, Treasurer, PO Box 68, Stafford, VA 22555-0068
16171177 + Stafford County Attorney's Office, 1300 Courthouse Road, P.O. Box 339, Stafford, VA 22555-0339
16114216 + Town Of Vienna Water and Sewer Bill, 127 Center St, Vienna, VA 22180-5719
16203040 + Trinity Universal Insurance Company, c/o Man Global Private Mkts. (USA) Inc., Attn: Legal, 1345 Avenue of the Americas, 21st Floor, New York, NY 10105-0199
16114217 + Troy Mason, 3002 Williamsburg Rd, Richmond , VA 23231-2128
16114218 + Turkey Hill, 1635 Church Rd, Hershey , PA 17033-1812
16114220 + Verizon Fios, 1430 Walnut St, Philadelphia, PA 19102-4021
16201454 + Vienna Oaks Office Center Condominium, c/o Erik W. Fox, Rees Broome, 1900 Gallows Road, Suite 700, Tysons Corner, VA 22182-3886
16114221 + Virginia Partners Bank, LINKBANK, 1250 Camphill Bypass, Suite 202, Camp Hill, PA 17011-3718
16114223 + Waste Management, P O Box 13577, Philadelphia, PA 19101-3577
16114224 West Hanover Tap Water and Sewer, 7091 Jonestown Rd, Harrisburg, PA 17112
16201733 Wilmington Savings Fund Society, FSB, FCI Lender Services, Inc., P.O. Box 27370, Anaheim Hills, CA 92809-0112

TOTAL: 59

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/Text: bankruptcy@atlanticunionbank.com	Apr 12 2024 00:35:00	Atlantic Union Bank, 1051 E. Cary Street, Suite 1200, Richmond, VA 23219-4044
prof	Email/Text: stephen@realmarkets.com	Apr 12 2024 00:33:00	Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 20405 Exchange St, Suite 221, Ashburn, VA 20147
16114179	+ Email/Text: amscbankruptcy@adt.com	Apr 12 2024 00:35:00	ADT, P O Box 371878, Pittsburgh, PA 15250-7878
16154988	Email/Text: bankruptcy@atlanticunionbank.com	Apr 12 2024 00:34:00	Atlantic Union Bank, PO Box 176, Blacksburg, VA 24063
16128769	Email/PDF: bncnotices@becket-lee.com	Apr 12 2024 01:00:38	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
16206846	+ Email/Text: bankruptcy@henrico.us	Apr 12 2024 00:35:00	COUNTY OF HENRICO, VIRGINIA, SARA L. MAYNARD, ASST. COUNTY ATTORNEY, P. O. BOX 90775, HENRICO, VIRGINIA 23273-0775
16146016	+ EDI: AIS.COM	Apr 12 2024 04:27:00	Capital One N.A., by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
16114192	+ Email/Text: BANKRUPTCY.NOTICES@RICHMONDGOV.COM	Apr 12 2024 00:35:24	City of Richmond, Division of Collections PO Box 26505, Richmond, VA 23261-6505
16139949	+ Email/Text: BANKRUPTCY.NOTICES@RICHMONDGOV.COM	Apr 12 2024 00:35:24	City of Richmond City Hall, Room 109 Delinquent Taxes, 900 East Broad Street, Richmond VA 23219-1907
16114195	+ Email/Text: bankruptcy@henrico.us	Apr 12 2024 00:35:00	County of Henrico, Department of Finance, PO Box 90775, Henrico, VA 23273-0775
16114199	Email/Text: DEbankruptcy@domenergy.com	Apr 12 2024 00:34:00	Dominion Energy, P O Box 26543, Richmond, VA 23290
16114201	+ Email/Text: bankruptcy@fultonbank.com	Apr 12 2024 00:36:00	Fulton Bank, 625 Elden St., Herndon, VA 20170-4739
16307385	+ Email/Text: bankruptcy@gitsitusa.com	Apr 12 2024 00:35:00	Gitsit Solutions, LLC, 333 South Anita Drive, Suite 400, Orange, CA 92868-3314
16114655	EDI: IRS.COM	Apr 12 2024 04:21:00	Internal Revenue Service, Special Procedures

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			Support Staff, P. O. Box 10025, Richmond, VA 23240
16119152	Email/Text: EBNBKNOT@ford.com	Apr 12 2024 00:35:00	Lincoln Automotive Financial Services, P.O. Box 62180, Colorado Springs, CO 80962-2180
16114209	+ Email/Text: Bankruptcy_group@baltimorecity.gov	Apr 12 2024 00:34:00	Mayor and City Council Baltimore, Bureau of Revenue Collections, 200 Holliday Street Room #1, Bankruptcy, Baltimore, MD 21202-6295
16114214	^ MEBN	Apr 12 2024 00:31:12	PPL Electric Utilities, 827 Hausman Rd, Allentown, PA 18104-9392
16114213	+ Email/Text: csc.bankruptcy@amwater.com	Apr 12 2024 00:35:00	Pennsylvania American Water, P O Box 371412, Pittsburgh, PA 15250-7412
16114656	Email/Text: atlreorg@sec.gov	Apr 12 2024 00:35:00	U.S. Securities and Exchange Commission, Office of Reorganization, 950 East Paces Ferry Rd, Suite 900, Atlanta, GA 30326-1382
16114219	Email/Text: bkrcy@ugi.com	Apr 12 2024 00:35:00	UGI Utilities Inc, 400 Stewart Rd, Hanover, PA 18706
16123391	Email/Text: bkrcy@ugi.com	Apr 12 2024 00:35:00	UGI Utilities, Inc., PO Box 13009, Reading, PA 19612
16114222	+ Email/Text: Bankruptcy@washgas.com	Apr 12 2024 00:35:00	Washington Gas, 6801 Industrial Rd, Springfield, VA 22151-4205

TOTAL: 22

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Gus Goldsmith
cr		Lincoln Automotive Financial Services
cr		MainStreet Bank
prf		Maurice VerStandig
intp		Primis Bank
16114187		Bala Jain LLC
16114204		Isidoro Pulido Luna, 202 N Port St
cr	*+	Bala Jain LLC, 6007 Marilyn Dr., Alexandria, VA 22310-1516
16129703	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
16144799	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
16114183	*+	Bala Jain LLC, Christopher L. Rogan, Esq., 50 Catocin Circle, NE Suite 300, Leesburg, VA 20176-3101
16114186	*+	Bala Jain LLC, 6007 Marilyn Drive, Alexandria, VA 22310-1516

TOTAL: 7 Undeliverable, 5 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 13, 2024

Signature: /s/Gustava Winters

District/off: 0422-9

User: TaiGlennB

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CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 11, 2024 at the address(es) listed below:

Name	Email Address
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com
Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Bradley J. Swallow	on behalf of Creditor MainStreet Bank bswallow@fblaw.com
Carl A. Eason	on behalf of Creditor Lincoln Automotive Financial Services bankruptcy@wolriv.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com
Christian K. Vogel	on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com
Christopher A. Jones	on behalf of Debtor Eagle Properties and Investments LLC cajones@whitefordlaw.com clano@whitefordlaw.com,dchaney@whitefordlaw.com
Christopher L. Rogan	on behalf of Defendant Shail Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Ishwer Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Bala Jain LLC crogan@rmzlawfirm.com
Corey Simpson Booker	on behalf of Creditor Atlantic Union Bank corey.booker@atlanticunionbank.com
Craig M. Palik	on behalf of Creditor Trinity Universal Insurance Company cpalik@mhlawyers.com cpalik@yahoo.com;dmoorehead@mhlawyers.com;cpalik@ecf.inforuptcy.com;kmadden@mhlawyers.com;mnickerson@mhlawyers.com
David S. Musgrave	on behalf of Creditor Fulton Bank N.A. dmusgrave@gfrlaw.com, vhillbun@gfrlaw.com
David S. Musgrave	on behalf of Defendant Fulton Financial Corporation dmusgrave@gfrlaw.com vhillbun@gfrlaw.com
Dylan G. Trache	on behalf of Trustee H. Jason Gold dylan.trache@nelsonmullins.com linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com
Elizabeth Husebo	on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com
Elizabeth Husebo	on behalf of Defendant First Class Title Inc. ehusebo@grsm.com
Erik W. Fox	on behalf of Creditor Vienna Oaks Office Center Condominium efox@reesbroome.com rhurley@reesbroome.com;rchambers@reesbroome.com;pgoodwine@reesbroome.com
Gerard R. Vetter	ustpregion04.ax.ecf@usdoj.gov
H. Jason Gold	goldtrustee@fiduciaryservicesgroup.com VA19@ecfcbis.com;hjb@trustesolutions.net;lgrahl@fsscommerce.com
Hannah White Hutman	on behalf of Creditor Bank of Clarke County hhutman@hooverpenrod.com scurtis@hooverpenrod.com;hooverpenrodplc@jubileebk.net
J. P. McGuire Boyd, Jr	on behalf of Defendant Atlantic Union Bank mboyd@williamsmullen.com

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J. P. McGuire Boyd, Jr	on behalf of Creditor Atlantic Union Bank mboyd@williamsmullen.com
J. P. McGuire Boyd, Jr	on behalf of Defendant Bank of Clarke County mboyd@williamsmullen.com
Jack Frankel	on behalf of U.S. Trustee Gerard R. Vetter jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;paula.f.blades@usdoj.gov;robert.w.ours@usdoj.gov
James R. Meizanis, Jr.	on behalf of Creditor Virginia Partners Bank jmeizanis@bklawva.com jroot@bklawva.com;mnoble@bklawva.com
Jeffery T. Martin, Jr.	on behalf of Debtor Eagle Properties and Investments LLC jeff@martinlawgroupva.com martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com
Jeffery T. Martin, Jr.	on behalf of Plaintiff Eagle Properties and Investments LLC jeff@martinlawgroupva.com martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com
Jeffery T. Martin, Jr.	on behalf of Counter-Defendant Eagle Properties and Investments LLC jeff@martinlawgroupva.com martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com
Jeremy B. Root	on behalf of Creditor Virginia Partners Bank jroot@bklawva.com tjones@bklawva.com;mnoble@bklawva.com;wcasterlinejr@bklawva.com;jmeizanis@bklawva.com
John E Reid	on behalf of Debtor Eagle Properties and Investments LLC jack@martinlawgroupva.com
John Tucker Farnum	on behalf of Interested Party SC&H Group jfarnum@milesstockbridge.com jfarnumecfnotices@gmail.com;dbernard@milesstockbridge.com
Joshua David Stiff	on behalf of Debtor Eagle Properties and Investments LLC jstiff@wtplaw.com eslate@wtplaw.com;dchaney@whitefordlaw.com
Justin Fasano	on behalf of Creditor Gus Goldsmith jfasano@mhlawyers.com jfasanoecf@gmail.com;jfasano@ecf.courtdrive.com;sshin@mhlawyers.com;dmoorehead@mhlawyers.com
Lee S Raphael	on behalf of Creditor Gitsit Solutions LLC ecf1@ecf.courtdrive.com, cmartin@pralc.com
Maurice Belmont VerStandig	on behalf of Professional Maurice VerStandig mac@mbvesq.com lisa@mbvesq.com;verstandig.mauricer104982@notify.bestcase.com;verstandiglaw@recap.email
Nancy Greene	on behalf of Debtor Eagle Properties and Investments LLC ndg@ndglaw.com
Nancy Greene	on behalf of Plaintiff Eagle Properties and Investments LLC ndg@ndglaw.com
Nancy Greene	on behalf of Professional N D Greene PC ndg@ndglaw.com
Richard E. Hagerty	on behalf of Defendant Navy Federal Financial Group LLC richard.hagerty@troutmansanders.com, sharron.fay@troutmansanders.com;natalya.diamond@troutman.com
Robert Hockenbury	on behalf of Creditor Shore United Bank robert.hockenbury@wbd-us.com
Robert M. Marino	on behalf of Defendant Shail Butani rmmarino@rpb-law.com rmmarino1@aol.com
Robert M. Marino	on behalf of Defendant Ishwer Butani rmmarino@rpb-law.com rmmarino1@aol.com
Robert M. Marino	on behalf of Creditor Bala Jain LLC rmmarino@rpb-law.com rmmarino1@aol.com
Stephanie Gardner Bortnick	on behalf of Defendant Daniel J. Kotz sbortnick@grsm.com
Stephanie Gardner Bortnick	on behalf of Defendant First Class Title Inc. sbortnick@grsm.com
Stephanie Gardner Bortnick	on behalf of Defendant Daniel Kotz sbortnick@grsm.com

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Stephen W. Nichols

on behalf of Creditor Orrstown Bank snichols@offitkurman.com

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